



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 25, 2006

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to M-1 (CZ-60003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the March 1, 2006 public hearing, the County Planning Commission voted (7-0) to recommend approval of the request for a zone map amendment from M-H & C-1 with a Special Use Permit for a Watchman/Caretaker to M-1 on Tracts 97 & 188A1A, located at 5408 Edith Boulevard NE, MRGCD Map #32, containing approximately 3.32 acres. The decision was based on the following six (6) Findings.

1. This is a request for zone map amendment from M-H & C-1 with a Special Use Permit for a School Bus Contractor's Yard and Watchman/Caretaker to M-1 on Tracts 97 & 188A1A, located at 5408 Edith Boulevard NE, MRGCD Map #32, containing approximately 3.32 acres.
2. The property is located in the Central Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is consistent with North Valley Area Plan Policy 3 that states the City and County shall promote the redevelopment of commercially-zoned properties.
4. The request does not constitute a "spot zoning" as the subject property is adjacent to properties with the proposed M-1 zoning.
5. The proposed use is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the area of the site, including changes to M-1 zoning on many properties.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (March 3, 2006)
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval